

031.A

0002

0008.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

97,300 /

97,300

USE VALUE:

97,300 /

97,300

ASSESSED:

97,300 /

97,300

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
7		WYMAN ST, ARLINGTON

OWNERSHIP	Unit #:	8
-----------	---------	---

Owner 1: MORAN BONNIE J & JOHN T

Owner 2:

Owner 3:

Street 1: 37 TITICUS MOUNTAIN RD

Street 2:

Twn/City: NEW FAIRFIELD

St/Prov: CT Cntry Own Occ: Y

Postal: 06812 Type:

PREVIOUS OWNER

Owner 1: MORAN BONNIE J & JOHN T -

Owner 2: -

Street 1: 37 TITICUS MOUNTAIN RD

Twn/City: NEW FAIRFIELD

St/Prov: CT Cntry

Postal: 06812

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1890, having primarily Clapboard Exterior and 169 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 1 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7131																

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
102	0.000	97,300			97,300	

Total Card	0.000	97,300		97,300	Entered Lot Size
Total Parcel	0.000	97,300		97,300	Total Land:

Source:	Market Adj Cost	Total Value per SQ unit /Card:	575.74	/Parcel:	575.74	Land Unit Type:
---------	-----------------	--------------------------------	--------	----------	--------	-----------------

05/31/18

I2653!

USER DEFINED

Prior Id # 1: 199286

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	97,300	0	.	.	97,300	97,300	Year end	12/23/2021
2021	102	FV	94,200	0	.	.	94,200	94,200	Year End Roll	12/10/2020
2020	102	FV	92,600	0	.	.	92,600	92,600	Year End Roll	12/18/2019
2019	102	FV	101,300	0	.	.	101,300	101,300	Year End Roll	1/3/2019
2018	102	FV	101,200	0	.	.	101,200	101,200	Year End Roll	12/20/2017
2017	102	FV	101,200	0	.	.	101,200	101,200	Year End Roll	1/3/2017
2016	102	FV	101,200	0	.	.	101,200	101,200	Year End	1/4/2016
2015	102	FV	101,200	0	.	.	101,200	101,200	Year End Roll	12/11/2014

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MORAN BONNIE J	44914-319		3/31/2005	Family	99	No	No		
AMSOUTH BANK,	43203-489		7/1/2004		85,000	No	No		
SCHAFER ROBERT	27320-230		5/23/1997		83,301	No	No	G	

PAT ACCT.

2653

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/31/2018								
11/30/2017								
6/14/2005								
11/6/2000								
5/6/2000								

ACTIVITY INFORMATION

Date	Result	By	Name
5/31/2018	Measured	DGM	D Mann
11/30/2017	Measured	DGM	D Mann
6/14/2005	Info Fm DEED	BR	B Rossignol
11/6/2000	Hearing Chag		
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

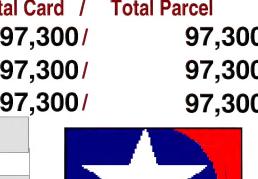
Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023



EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 99 - Condo Conv		Full Bath	Rating:					CONDO CONVERSION 1997, Building Number 1.											
Sty Ht: 1 - 1 Story		A Bath:	Rating:																
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:																
Foundation: 3 - BrickorStone		A 3QBth	Rating:																
Frame: 1 - Wood		1/2 Bath:	Rating:																
Prime Wall: 2 - Clapboard		A HBth:	Rating:																
Sec Wall:		OthrFix:	Rating:																
Roof Struct: 1 - Gable		OTHER FEATURES				RESIDENTIAL GRID													
Roof Cover: 1 - Asphalt Shgl		Kits:	Rating:	1st Res Grid				Desc: Line 1				# Units 1							
Color: BROWN		A Kits:	Rating:																
View / Desir: N - NONE		Frl:	Rating:																
GENERAL INFORMATION		WSFlue:	Rating:																
Grade: C - Average		CONDOS INFORMATION																	
Year Blt: 1890		Eff Yr Blt:																	
Alt LUC:		Alt %:																	
Jurisdict:		Fact: .																	
Const Mod:																			
Lump Sum Adj:																			
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD		Phys Cond: GD - Good	18. %					Exterior:	No Unit	RMS	BRS	FL							
Prim Int Wal 2 - Plaster		Functional:	%					Interior:	1	1	1	1							
Sec Int Wall:		Economic:	%					Additions:											
Partition: T - Typical		Special:	%					Kitchen:											
Prim Floors: 3 - Hardwood		Override:	%					Baths:											
Sec Floors:		Total:	18.6 %					Plumbing:											
Bsmnt Flr:		CALC SUMMARY				COMPARABLE SALES				Electric:									
Subfloor:						Rate	Parcel ID	Typ	Date	Sale Price				Heating:					
Bsmnt Gar:						WtAv\$/SQ:	AvRate:	Ind. Val						General:					
Electric: 3 - Typical						Juris. Factor:	Before Depr:		706.97										
Insulation: 2 - Typical						Special Features: 0	Val/Su Net:		575.74										
Int vs Ext: S						Final Total: 97300	Val/Su SzAd		575.74										
Heat Fuel: 1 - Oil																			
Heat Type: 1 - Forced H/Air																			
# Heat Sys: 1	% Heated: 100	% AC: 100																	
Solar HW: NO		Central Vac: NO																	
% Com Wal		% Sprinkled																	
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:											
SPEC FEATURES/YARD ITEMS								PARCEL ID				031.A-0002-0008.0							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N				Total Yard Items:				Total Special Features:				Total:							